

**CITY OF CHULA VISTA
MINUTES
HOUSING ADVISORY COMMISSION**

Thursday, November 17, 2011
3:30 P.M.

276 FOURTH AVENUE
CITY HALL, EXECUTIVE CONFERENCE ROOM C101

CALL TO ORDER/ROLL CALL – 3:45 P.M.

PRESENT: Earl Jentz, Mark Minas, Margie Reese, Sergio Quero

ABSENT: Michael Lengyel (excused-resigning), Mauricio Torre (excused), Armida Martin Del Campo (unexcused)

STAFF: Stacey Kurz, Senior Project Coordinator
Mandy Mills, Housing Manager
Leilani Hines, Principal Project Coordinator

1. ELECTION OF NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2011/2012

Member Reese motioned to table the discussion on this item until full membership was present. Vice Chair Minas second the motion and all members agreed 3-0.

2. 2013-2020 HOUSING ELEMENT OF THE GENERAL PLAN

Staff Hines provided a presentation regarding the process for updating the next Housing Element cycle, see Exhibit 1.

3. AFFORDABLE HOUSING 101

Staff Mills and Kurz provided a presentation regarding affordable rental housing in Chula Vista, the financial gaps between private financing for developments and the subsidies that fill such gaps, see Exhibit 2. Staff Kurz then facilitated a discussion regarding when public policy decisions might be made between choosing to do a new construction project or an acquisition/rehabilitation project. The results of the discussion are summarized in the table below.

New Construction	Factors Influencing Both	Acquisition/Rehabilitation
Aesthetics/Appeal/Creativity/Durability – New architecture or creative projects may spur additional development. Desire to improve an geographic area.	Balance – Due to population needs and balancing rental and ownership stock.	Cost – New construction may be prohibitive.
Unit (product types) – May desire larger bedroom counts that do not exist oin current housing stock or design requirements to meet special needs populations	Sustainability – In order to create or add sustainable features.	Site – Desire to utilize existing housing stock and revitalize.
Funding – Cater projects to meet funding requirements of proximity to amenities or special needs	Public Nuisance – May want to remove blight or improve in order to reduce or remove	

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	other factors.	
Catalyst projects – Desire to be first project in to draw more development.	Cost – If funding is available that makes new construction more competitive.	
Existing Uses – Non-residential uses may need to be demolished.		

4. STAFF COMMENTS

Staff Kurz welcomed the newest Commission member, Sergio Quero of Community HousingWorks, whom will replace the termed out Dina Chavez's non-profit developer seat on the commission. Staff Kurz indicated that both the Landings II and Trenton Avenue project grand openings had been held in the last two months and both projects are fully leased up.

Staff Kurz invited the Commissioner's to the grand opening (January 10th at 2 pm) of a first-time homebuyer Energy Showcase home located on Fig Avenue. The project will be showcased for educational purposes for the next six months, during which time applications for qualified first-time homebuyers will be taken with an anticipated occupancy of July 1st.

5. MEMBER'S COMMENTS

Member Reese asked why minutes were not available from the last meeting. Staff Kurz indicated that they were not available when the agenda was sent out but would be included for the next meeting agenda, as well as today's meeting minutes.

6. PUBLIC COMMUNICATIONS

None.

7. ADJOURNMENT – Meeting was adjourned at 5:25 p.m. to the next regular meeting of January 25, 2012.



Recorder, Stacey Kurz

Exhibit 1 – 2013-2020 Housing Element Presentation

Exhibit 2 – Affordable Housing 101 Presentation